



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Provide direction regarding a land lease with the Community Partnership for Families of San Joaquin for construction of a Family Resource Center at Blakely Park; and, to provide 40 hours in-kind project management assistance from the Public Works Department prior to execution of the lease

MEETING DATE: August 2, 2006

PREPARED BY: City Manager

RECOMMENDED ACTION: Provide direction regarding a land lease with the Community Partnership for Families of San Joaquin for construction of a Family Resource Center at Blakely Park; and, to provide 40 hours in-kind project management assistance from the Public Works Department prior to execution of the lease.

BACKGROUND INFORMATION: The Community Partnership for Families of San Joaquin (CPF) was founded as a non-profit in 1998 to promote policies and programs that enable service providers to work together to build strong families and communities. It is governed by a board of 17 members.

The CPF currently provides services out of five sites in San Joaquin County. The East Lodi resource center is currently based in the Lodi Boys and Girls Club where it rents three offices for staff and volunteers. From this site, CPF works with the families of the children served by the Boys and Girls Club, Head Start, and the users of Blakely Park. Services coordinated at the site include public health home-visiting programs, child protective services, employment specialists, tutors, probation, mental health, gang outreach, parent advocates, school counselors, and others. Patrons of CPF have become accustomed to receiving services at the Blakely Park site.

The Partnership is looking for a permanent location for an East Lodi Family Resource Center. In 1999, plans were drawn for a center at the old Lincoln School site but the project stopped with the failure of Measure Q (school construction bond) and the Lodi Unified School District was forced to apply for emergency funds and thus, prohibited from selling the site below market value. CPF then pursued space in a vacant educational center next to Salem Methodist Church on East Elm Street but traffic concerns obviated that site. In early 2002, CPF drew up plans and submitted a proposal to Council requesting to lease the New Shanghi Restaurant for \$1 per year. The space ultimately went to Lodi Adopt-a-Child then reached an agreement with the Lodi Boys and Girls Club to rent vacant office space on a temporary basis until a permanent structure could be secured. In 2003, CPF presented plans for a facility (immediately north of the Boys and Girls Club) to the Lodi Parks and Recreation Commission but concerns were raised regarding the loss of green space at the park.

In 2003, CPF was awarded \$45,000 in CDBG funds for the design of a new facility west of the Boys and Girls Club. CPF presented the new concept plans to the Parks and Recreation Commission in 2005 and

APPROVED: _____

Blair King, City Manager

received approval. Elevations, floor plan (Exhibit A), and the footprint of this 5,140 square foot facility design (Exhibit B) are provided.

The plans were drafted in cooperation with Lodi Parks and Police staff. Of benefit to the City would be new public restrooms more visible to officers patrolling the area, potentially decreasing opportunities for vandalism and other criminal activity.

Council requested the following information during the CPF presentation on May 17, 2006:

Building as percentage of total park	1.1%
Building & parking as percentage of total park	2.2%
Building as percentage of maintained turf	1.6%
Building & parking as percentage of maintained turf	3.1%
Number of reported vandalisms to restroom, 2001-06	19
Cost of vandalism repairs, 2001-06	\$ 2,637.82

Alternative City-owned sites, other than Blakely Park for CPF could be: 2 W. Lodi Avenue (Maple Square) at .62 acres or 217 E. Lockeford Street at 59,398 square feet. Further research is needed to determine the feasibility of the alternatives.

In addition, Lodi Police Department crime reports are attached (Exhibit C).

The Partnership has modeled its development strategy for the latest project after that of the Lodi Boys and Girls Club, which secured a land lease in 1993 for \$1 per year, seeking approval first, from the Parks and Recreation Department, and then from the Lodi City Council. Council is asked to provide direction regarding a similar land lease with the Community Partnership for Families. In addition to the lease, the organization is requesting 40 hours of in-kind project management assistance from the Public Works Department to provide for project coordination and project review.

If directed to proceed, staff will work with CPF to draft a land lease and bring it forward to Council for approval. Once approved, CPF would seek funding for construction of the project. Commencement date for construction is unknown.

FISCAL IMPACT: The lost use of space that the CPF facility would occupy represents a lost opportunity cost. This could be offset by the benefit to the community of having the services that CPF offers available at a permanent site in Blakely Park. Additionally, the project offers the City the prospect of sharing in the construction cost of a new, safer restroom facility.

FUNDING AVAILABLE:

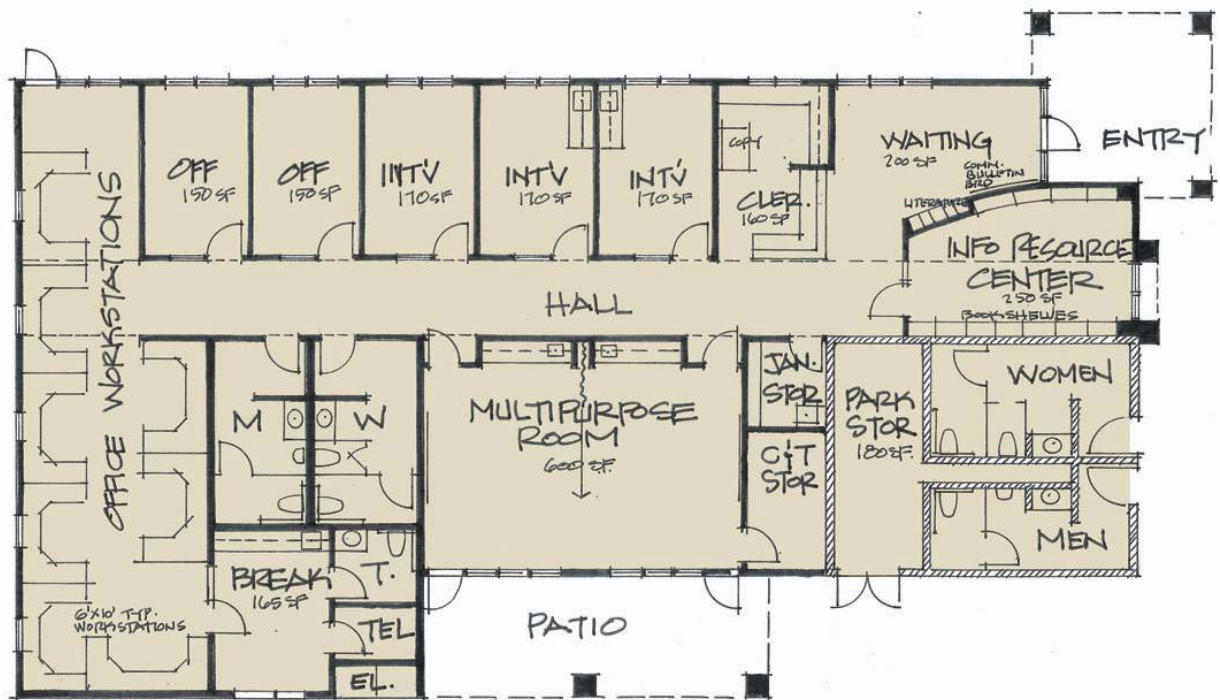

Blair King
City Manager

cc: Recreation Commission
Phyllis Grupe, Board Chair, CPF
Robina Asghar, Executive Director, CPF
Francisco Trujillo, Lodi Site Coordinator, CPF

Elevation and Floor Plan

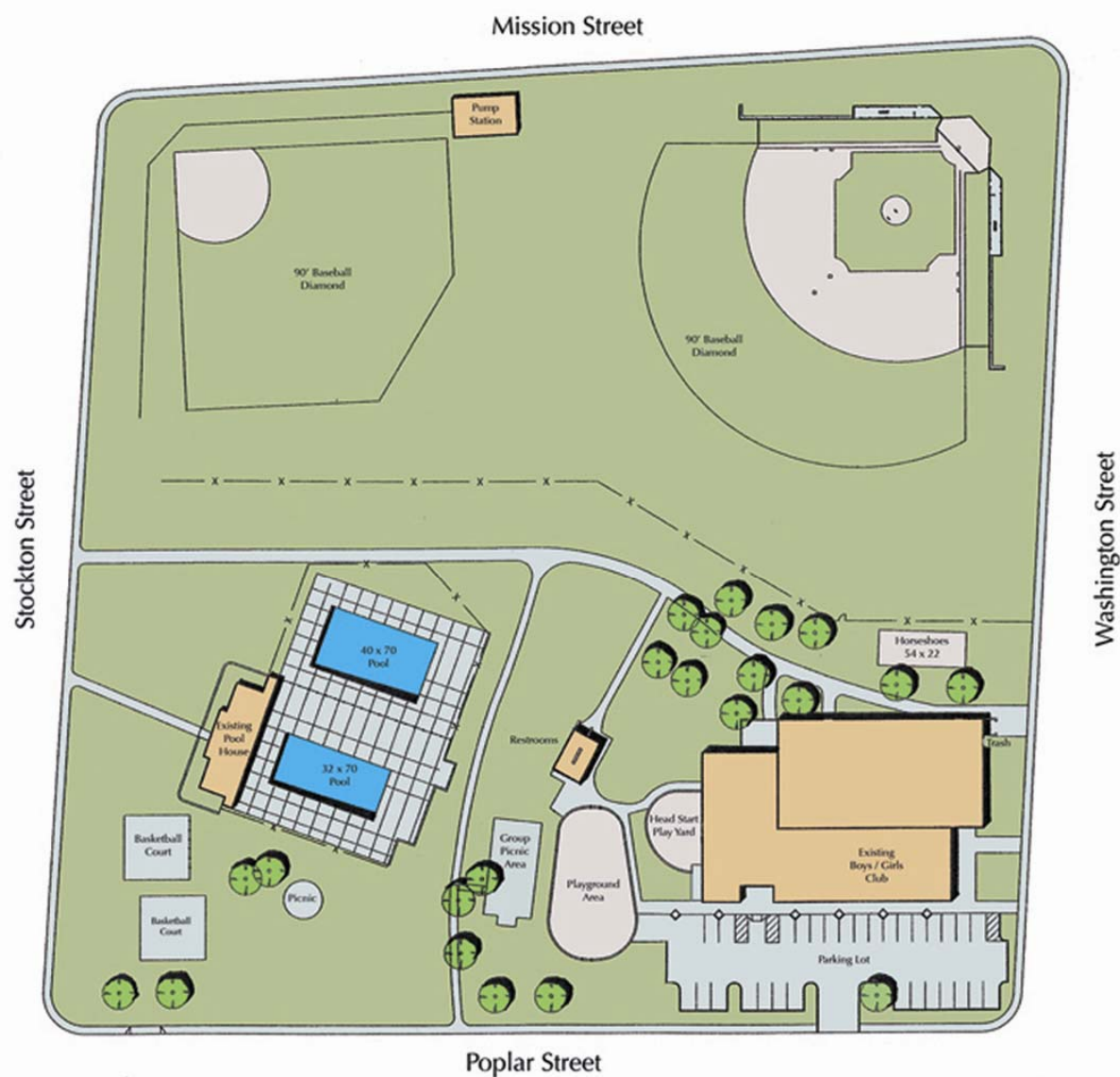


Poplar Street Elevation



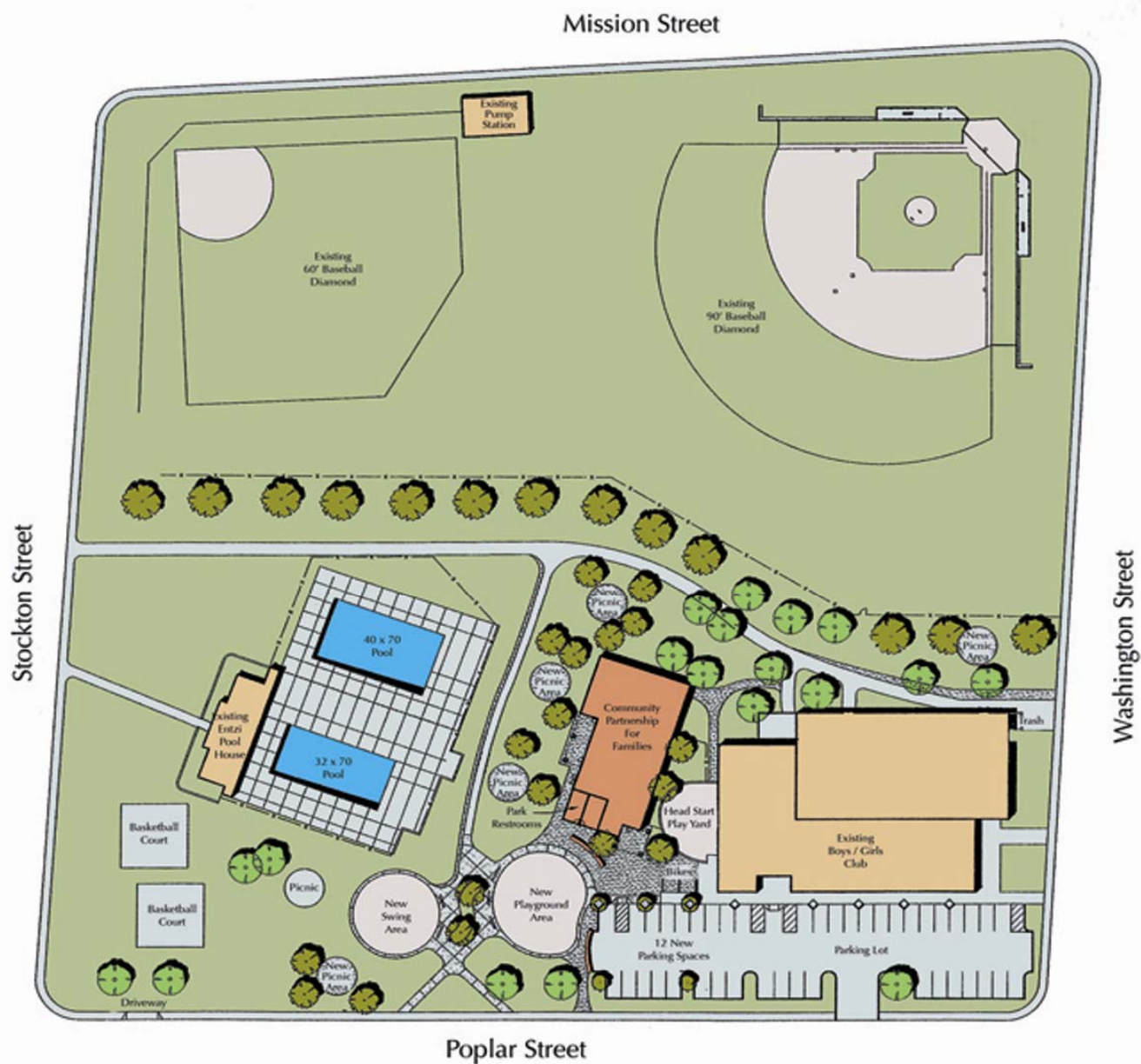
Floor Plan



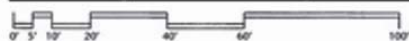



Blakely Park Existing Site Plan

0' 5' 10' 20' 40' 60' 80' 100'



Blakely Park Proposed Site Plan



Lodi Police Department Crime Reports
Blakely Park

RECEIVED TIME	CLASS	ADDRESS	SYNOPSIS
6/8/2006 1:34 P.M.	897	1050 S. STOCKTON ST/MISSION, (BLAKELY PARK)	POSS 897 SUBJ ANTHONY RANDLE ON FOOT WASHINGTON TWRD
4/19/2006	906	1050 S. STOCKTON ST/MISSION, (BLAKELY PARK)	XTRA PATROL POSS FIGHT AT 1245 AT BLAKELY PARK
3/3/06	974	MISSION ST / S WASHINGTON	974 VEH IN THE AREA..DK COLORED SMALL 2 DR VEH SEEN
2/13/06	415	1201 LIEBIG ST #B / POPLAR STREET	914 RP REG SUBJS HARASSING RP...SUSPS ARE AT BLAKELY
12/16/2005	974	300 EDEN ST / S WASHINGTON ST, (OR 300 E TOKAY)	RP HEARS TIRES SCREECHING..NOTHING
10/4/2005	813	BLAKELY PARK POPLAR	
10/2/2005	242	E LOCUST ST/ N CENTRAL AVE	RP JUMPED BY UNK SUBJECTS AND HIT ON THE HEAD. RP DID NOT
9/4/2005	415P	275 POPLAR ST/S WASHINGTON (BOYS GIRLS CLUB)	LARGE GROUP AGAINST ONE..BOTTLES USED LS EB ON
6/28/2006	815	CHARLES ST / S STOCKTON ST	WHI DODGE INTREPID
4/30/2006	415P	200 WATSON ST / S STOCKTON ST	JUVS IN PHYS W/ BATS....NOW GOING DOWN STOCKTON TO VINE
3/6/2006	415P	1050 S STOCKTON ST / MISSION ST, (BLAKELY PARK)	GANG FIGHT...NEAR CORNER OF CONCORD AND WASHINGTON...BB
12/27/2005	594	275 POPLAR ST / S WASHINGTON ST (BOYS & GIRLS CLUB)	EDL GRAFFITTI
7/25/2005	974	275 POPLAR ST / S WASHINGTON ST (BOYS & GIRLS CLUB)	DEL 974 INCIDENT 11 Y/O WAS ACCOSTED BY SUBJ IN PARK RP IS
7/16/2005	893	1050 S STOCKTON ST/MISSION ST (BLAKELY PARK)	